

April 2, 2020

Michael Morton - AIA
7724 Girard Avenue
La Jolla, CA 92037

Via email: m-morton@pacbell.net

Subject: Naviaux Companion Unit CDP Assessment Letter; Project No. 655582;
La Jolla Community Plan area.

Dear Mr. Morton:

The Development Services Department has completed the initial review of the project referenced above and described as a Coastal Development Permit (CDP) to convert an existing 365-square-foot accessory structure into a companion unit located at 5623 La Jolla Hermosa Ave. The 0.12-acre site is in the RS-1-7 Zone and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area, and Council District 1.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

I. REQUIRED APPROVALS/FINDINGS: Your project as currently proposed requires the processing of a Process Two, Coastal Development Permit. Consistent with the San Diego Municipal Code (SDMC) Section 112.0103, when an applicant applies for more than one permit,

map, or other approval for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project as proposed would require a Process Two, Staff decision with appeal rights to the Planning Commission.

In order to recommend approval of your project, certain findings must be substantiated in the record. Consider each finding as a question and provide the responses to each by answering each question specifically.

§126.0708 Findings for Coastal Development Permit Approval

(a) Finding for all Coastal Development Permits

(1) The proposed *coastal development* will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a *Local Coastal Program land use plan*; and the proposed *coastal development* will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the *Local Coastal Program land use plan*;

(2) The proposed *coastal development* will not adversely affect *environmentally sensitive lands*;

(3) The proposed *coastal development* is in conformity with the certified *Local Coastal Program land use plan* and complies with all regulations of the certified Implementation Program; and

(4) For every Coastal Development Permit issued for any *coastal development* between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the *coastal development* is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

II. SIGNIFICANT PROJECT ISSUES: As noted previously, the significant project issues are provided in the Cycle Issues Report. Resolution of these issues could affect your project. Please carefully review the City staff comments and respond accordingly.

III. STUDIES/REPORTS REQUIRED: A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 2).

IV. TIMELINE: Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days, June 30, 2020. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

V. RESUBMITTALS/NEXT STEPS: If you decide to continue processing, project re-submittals are done on a walk-in basis. There have been procedural changes for resubmittals due to COVID-19. Please check-in on the first floor of the Development Service Center (1222 First Avenue) and read the signage which'll contain instructions on how to resubmit. **Project re-submittals directly to the Development Project Manager will not be accepted.** Please be prepared to provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

B. Response to Cycle Issues Report: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

VI. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Tony Crisafi, President of the La Jolla Community Planning Association at (858) 869-2831 or email info@lajollacpa.org, to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://www.sandiego.gov/city-clerk/officialdocs/index.shtml>.

VII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

VIII. PROJECT ISSUE RESOLUTION CONFERENCE: Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related

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processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opensd/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5086 or via e-mail at Bhafertepe@sandiego.gov.

Sincerely,



Ben Hafertepe
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File
President, La Jolla Community Planning Association
Reviewing Staff
Marlon Pangilinan, Senior Planner, Planning Department



L64A-003A

Project Information

Project Nbr: 655582 **Title:** Naviaux Companion Unit CDP
Project Mgr: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov



Review Information

Cycle Type: 1 Submitted (Multi-Discipline)	Submitted: 02/20/2020	Deemed Complete on 02/25/2020
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 02/25/2020	
Reviewer: Fernandez, Duke (619) 446-5063 DEFernandez@SanDiego.C	Assigned: 02/27/2020	
	Started: 03/24/2020	
Hours of Review: 4.00	Review Due: 03/24/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/24/2020	COMPLETED ON TIME
	Closed: 04/01/2020	

- . The review due date was changed to 03/27/2020 from 03/27/2020 per agreement with customer.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Planning Review performed 74 reviews, 51.4% were on-time, and 32.0% were on projects at less than < 3 complete submittals.

3/24/20

Project Information

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 1 | The proposed project is located at 5623 La Jolla Hermosa Ave. in the RS-1-7 zone, within the La Jolla Community Plan area. Coastal Height Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the Transit Priority Area. (New Issue) |
| <input checked="" type="checkbox"/> | 2 | The proposed project is for the conversion of an existing detached garage of a single family dwelling into a 365.2 square foot Junior Unit. No added square footage is proposed. (New Issue) |

Permits

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 3 | The proposed project is located in the non-appealable area 2 of the Coastal Overlay Zone and will require a Coastal Development Permit in accordance with Process Two, appealable to Planning Commission in accordance with Section 112.0504. (New Issue) |
|-------------------------------------|---|---|

Development Reqs

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 4 | Based on the current submittal and the information provided, and not including any outstanding review issues, Planning staff finds that the proposed building design is consistent with the Companion Unit regulations. (New Issue) |
|-------------------------------------|---|---|

Community Plan

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 5 | Density
The project site is designated as Low Density (5-9 Units/Acre) Residential in the La Jolla Community Plan (p.75). The site contains an existing dwelling unit on a 5,351 sf site, for an existing density of 8.14 du/ac. The proposed 365.2 sq.ft. Junior unit is accessory to the existing single dwelling unit and is therefore consistent with the prescribed land use. (New Issue) |
| <input checked="" type="checkbox"/> | 6 | Residential Character
Per Policy 2(a) of the Residential Land Use element of the La Jolla Community Plan, the development recommendations contained in the Plan should be applied to promote good design and visual harmony in the transitions between new and older structures. Interior remodel only, no change in the existing visual quality. (New Issue) |
| <input checked="" type="checkbox"/> | 7 | Per Plan Recommendation (2) - Community Character, Visual relief through the use of off-setting planes and building articulation is encouraged to promote transitions between new and older structures. Interior remodel only, no change in community character. (New Issue) |





Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	Per the Land Use Goals - It is encouraged to promote the development of a variety of housing types and styles in La Jolla. Also, introduce opportunities for the production of more affordable housing within La Jolla to meet the housing needs of all income levels. The project is implementing this goal by proposing a 365 sf junior unit that provides a more affordable housing alternative because of it's size and increases housing stock in the City. (New Issue)





L64A-003A

Review Information

Cycle Type: 1 Submitted (Multi-Discipline)	Submitted: 02/20/2020	Deemed Complete on 02/25/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 02/25/2020	
Reviewer: Ferrell, Rachael (619) 446-5129 Rferrell@sandiego.gov	Assigned: 02/26/2020	Started: 03/26/2020
Hours of Review: 5.50	Review Due: 03/27/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/26/2020	COMPLETED ON TIME
	Closed: 04/01/2020	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 69 reviews, 62.3% were on-time, and 37.9% were on projects at less than < 3 complete submittals.

📁 Cycle 1 - 3/27/2020

📁 Project Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project requests a Coastal Development Permit to convert an existing 365-square-foot accessory structure into a companion unit located at 5623 La Jolla Hermosa Ave. The 0.12-acre site is in the RS-1-7 Zone and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area, Council District 1. (New Issue)

📁 Aesthetics

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	The project proposes interior remodel only. No physical changes are proposed to the exterior do the structure. EAS defers to LDR-Planning as it relates to visual quality, and they do not have any comments at this time. (New Issue)

📁 Archaeological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The project site is located on the City of San Diego's Historical Resources Sensitivity map. However, the project does not propose any ground disturbing activities. EAS will coordinate with qualified City staff to conduct a CHRIS search of the project site. (New Issue)

📁 Tribal Cultural Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	The project is subject to consultation with the local Native American Tribes affiliated with this project location under Assembly Bill (AB) 52. EAS will notify the tribes and once notified, they have 30 days to respond if they wish to consult. (New Issue)

📁 CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	EAS reviewed the CAP Checklist submitted for Cycle 1 review. The checklist is incomplete and must be filled out completely in order to be accepted. Please complete Step 1 and address how the project is consistent with the Land Use. Please fill in a response to the appropriate boxes in Step 2 (question 1 and question 2). Resubmit. (New Issue)

📁 Next Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Please provide a written response to all issue areas. For any questions regarding these comments please contact Planner, Rachael Ferrell at RFerrell@sandiego.gov (New Issue)





L64A-003A

Review Information

Cycle Type: 1 Submitted (Multi-Discipline)	Submitted: 02/20/2020	Deemed Complete on 02/25/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 02/25/2020	
Reviewer: Abdelmottaleb, Noha (619) 685-1347 Nabdelmottal@sandiego.gc	Assigned: 03/05/2020	
	Started: 03/20/2020	
Hours of Review: 4.50	Review Due: 03/24/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/20/2020	COMPLETED ON TIME
	Closed: 04/01/2020	

- . The review due date was changed to 03/27/2020 from 03/27/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 14 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 53 reviews, 71.7% were on-time, and 32.0% were on projects at less than < 3 complete submittals.

First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Coastal Development Permit Plans.
		(New Issue)
<input type="checkbox"/>	2	The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the current City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit.
		(New Issue)
<input type="checkbox"/>	3	Please submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. A copy of the forms I-4 and I-5 can be downloaded from: https://www.sandiego.gov/sites/default/files/standard_project_forms.pdf
		(New Issue)
<input type="checkbox"/>	4	Revise the legends on Sheets A-1.1 and A-1.2 to reflect only the symbols used on the Existing and Proposed Site Plans.
		(New Issue)
<input type="checkbox"/>	5	On sheets A-1.1 & A-1.2, please clarify what notes 4, 9, 10, 31, 34, 35 & 39 are referring to on the plan. Also, revise label 40 to point at the existing driveway.
		(New Issue)
<input type="checkbox"/>	6	Please identify the type of the existing easement on site.
		(New Issue)
<input type="checkbox"/>	7	On sheets A-1.1 & A-1.2, please identify the type of the existing easement on site.
		(New Issue)
<input type="checkbox"/>	8	Revise the impervious areas on sheet A-1.2 to reflect the scope of work. Is the project proposing to add or replace any impervious surfaces?
		(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Noha Abdelmottaleb at (619) 685-1347. Project Nbr: 655582 / Cycle: 1





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Parking regulations onsite is deferred to LDR-Planning.
		(New Issue)
<input type="checkbox"/>	10	Please clarify why a Demolition Plan Sheet A-2.1 is provided. Is the project proposing to demolish any improvements or only remodeling the existing accessory structure from inside? If project is not proposing any demolition, please remove sheets A-2.1 & A-2.2 from the plan set, or rename sheets as "Existing Floor Plans" and revise the provided legends to match with the symbols used on the plans.
		(New Issue)
<input type="checkbox"/>	11	Please remove the BMP Sheets A-1.3 & A-1.4 as they are not part of the discretionary review and will be reviewed on the ministerial phase of the project.
		(New Issue)
<input type="checkbox"/>	12	Development Permit Conditions will be determined on the next submittal when all requested information is provided.
		(New Issue)
<input type="checkbox"/>	13	With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed.
		(New Issue)
<input type="checkbox"/>	14	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please contact Noha Abdelmottaleb at NAbdelmottal@sandiego.gov
		(New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 1 Submitted (Multi-Discipline)	Submitted: 02/20/2020	Deemed Complete on 02/25/2020
Reviewing Discipline: Community Planning Group	Cycle Distributed: 02/25/2020	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 02/27/2020	
	Started: 03/24/2020	
Hours of Review: 0.50	Review Due: 03/24/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/24/2020	COMPLETED ON TIME
	Closed: 04/01/2020	

- . The review due date was changed to 03/27/2020 from 03/27/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 42 reviews, 50.0% were on-time, and 35.7% were on projects at less than < 3 complete submittals.

3-24-2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Tony Crisafi, President for the La Jolla Community Planning Association (LJCPA) at (858)456-7900 or info@lajollacpa.org to schedule your project presentation. This Community Planning Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has provided the group a copy of the project plans and documents. (New Issue)
<input type="checkbox"/>	2	Prior to scheduling any City notice of decision or public hearing for this application, please provide a copy of the community group's final recommendation, including vote count and any recommended conditions. (New Issue)





L64A-003A

Review Information

Cycle Type: 1 Submitted (Multi-Discipline)	Submitted: 02/20/2020	Deemed Complete on 02/25/2020
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 02/25/2020	
Reviewer: Nguyen, Gary (619) 446-5454 NguyenVH@sandiego.gov	Assigned: 02/26/2020	
	Started: 03/23/2020	
Hours of Review: 2.00	Review Due: 03/24/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/23/2020	COMPLETED ON TIME
	Closed: 04/01/2020	

- . The review due date was changed to 03/27/2020 from 03/27/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for PUD-Water & Sewer Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . Last month PUD-Water & Sewer Dev performed 161 reviews, 90.7% were on-time, and 71.9% were on projects at less than < 3 complete submittals.

Informational Items:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000). (New Issue)
<input checked="" type="checkbox"/>	2	All on-site water and sewer facilities shown on the drawings are private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check. (New Issue)
<input checked="" type="checkbox"/>	3	If it is determined that the existing water and sewer services are not of adequate size to serve the proposed project, the applicant will be required to abandon (kill) any existing unused water and sewer services and install new service(s) and meter which must be located outside of any driveway or vehicular use area. (New Issue)
<input checked="" type="checkbox"/>	4	All water service lines (except domestic lines for single family homes which utilize a passive purge style of fire sprinkler system) must pass through a permitted, private, above ground, backflow prevention device (BFPD). All BFPDs are to be privately owned, privately maintained, and located on private property in a manner that places the device both immediately adjacent to the public right-of-way and in-line with the public water service line. (New Issue)
<input checked="" type="checkbox"/>	5	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities. (New Issue)
<input checked="" type="checkbox"/>	6	Please direct any questions you may have regarding the information, comments, or conditions contained in this review to Gary Nguyen via email at NguyenVH@sandiego.gov. (New Issue)

1st Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Per Informational Item No. 4, please show and call out the existing BFPD on the plans. (New Issue)
<input type="checkbox"/>	8	On the Site Plan, there is a callout for what appears to be an 8" PVC utility line with reference sheet number 27232-3-D. What is this utility line for and is it located under or over the 8" PVC sewer main? (New Issue)
<input type="checkbox"/>	9	Please fix the label for the sewer main and show the arrow indicating the sewer main. (New Issue)





Submittal Requirements

4/1/20 12:00 pm

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

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L64A-001

Project Information

Project Nbr: 655582 **Title:** Naviaux Companion Unit CDP

Project Mgr: Hafertepe, Benjamin

(619)446-5086

Bhafertepe@sandiego.gov



Review Cycle Information

Review Cycle: 5 Submitted (Multi-Discipline)

Opened: 04/01/2020 5:51 am

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	5	Applicant Response to Issues	5
Draft Findings	1	Draft Findings	1
Development Plans	5	Site Development Plans	5
Climate Action Plan Consistency Checklist	3	Climate Action Plan Consistency Checklist	3
Storm Water Quality Management Plan	2	Storm Water Quality Management Plan	2

